



T.i. STUDIOS Architecture Inc.

"...The T.i. STUDIOS team is committed, hardworking, and thorough in their approach. The senior staff stay involved in all projects from start to finish and ensure everything is documented and tracked right down to the final deficiency walk-through. They stay organized and promote open communication and efficiency while remaining receptive to feedback in order to ensure the best process possible and final product."



OUR MISSION

Fostering Connection

...with a side order of architecture.

Define gaps

Knowledge sharing

Meet people where they're at

Manage unpredictability

Rethink the usual

...then, we architect.

CORPORATE OVERVIEW

OWNERSHIP

FIRM SERVICES

ASSET CLASS COVERAGE

T.I STUDIOS TEAM

LEGACY: CORPORATE LEGACY FRAMEWORK

INDIGENOUS COMMUNITY INVOLVEMENT

CORPORATE COLLABORATION

ADAPTIVE REUSE

CARBON FOOTPRINT MITIGATION

01

OWNERSHIP

T.i. STUDIOS is a Corporation based in Calgary, Alberta, Canada. The sole owner is Heather Barnsley, Architect, AAA, AIBC, OAA, SAA, MAA. Heather has over 24 years of experience in the industry managing commercial projects across Canada. Heather is supported by a dedicated, detail oriented, and knowledgeable team of professionals both internally and externally.

T.i. Studios specializes in tenant interior architecture, offering services that cater to unique project aesthetics, navigate evolving building codes, respect building sustainability, and provide comprehensive support from preliminary reviews to final project completion.

Since its inception, T.i. STUDIOS has designed over 150 commercial, industrial and multi-family base building projects, totaling over 15M square feet. Additionally, our office has designed an average of 70 tenant spaces per year. Therefore, during our 18 years of business, we have completed over 1000 projects spanning over 50M sq.ft.

NUMBER OF EMPLOYEES

14

HEAD OFFICE LOCATION

#201, 1902 11 Street SE
Calgary, AB T2G 3G2

PROVINCES OF REGISTRATION

Alberta | British Colombia |
Saskatchewan | Ontario |
Manitoba

PROFESSIONAL COMPETENCIES



1

Registered Arch.



1

NCIDQ



2

M.Arch.



2

PMP | CAPM



7

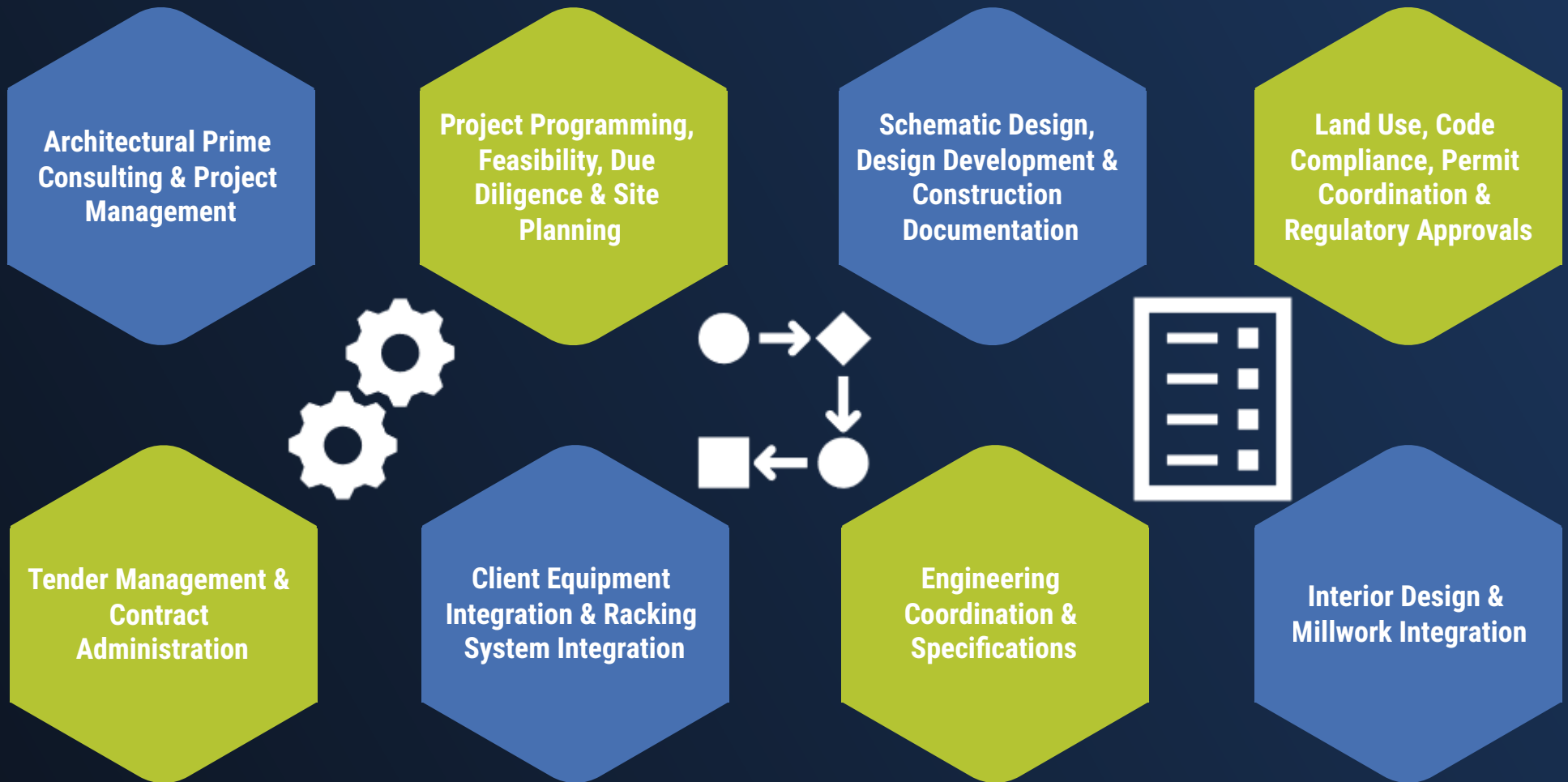
B.Sc | B.Com |
B.ASc | B.Arch | B. A
| B. Ed



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Dipl. Arch. Tech

FIRM SERVICES



ASSET CLASS COVERAGE



THE T.I. STUDIOS TEAM



HEATHER BARNSELEY
OWNER + ARCHITECT



FAYE COBURN
DIRECTOR OF INTERIOR DESIGN



MELISSA KRAUSS
DIRECTOR OF BUSINESS
DEVELOPMENT



TRISTIN MILLS
PRODUCTION MANAGER



SHAWN B. HILL
DIRECTOR OF OPERATIONS



JASSIE KEHAL
INTERN ARCHITECT



MYLES HOGAN
SR. ARCH TECHNOLOGIST



ROLAND CHAN
SR. ARCH TECHNOLOGIST



ARIEL BASILIO
SR. ARCH TECHNOLOGIST



MAHMUDA MOON
INT. ID TECHNOLOGIST



DANIEL JIMINEZ
INTERN ARCHITECT



DIEGO SALAMANCA
INT. ARCH TECHNOLOGIST



ANDREW GREENE
BUSINESS DEVELOPMENT



SHARAN GILL
PROJECT ADMINISTRATOR

LEGACY: CORPORATE MENTORSHIP FRAMEWORK

DEDICATION TO MENTORSHIP AND KNOWLEDGE-SHARING

In the ever-evolving landscape of architecture, nurturing talent and building a legacy are pivotal. As a Senior Registered Architect, our owner, Heather Barnsley, champions the establishment of a robust **Corporate Mentorship Framework** within our firm, intertwining the principles of internships, collaborative groups, and the aspiration to create a legacy firm.

The Corporate Mentorship Framework is a structured program tailored to foster the growth of emerging Architects, Interior Designers, Project Managers, and Technologists while also preserving the knowledge and values that define our firm. Internal collaborative groups form the cornerstone of this framework; they serve as incubators of knowledge sharing. By bringing together associated staff of all levels, these groups foster a culture of teamwork, where diverse perspectives converge to address complex project challenges and propel our firm forward.

Student Internships, another vital aspect of the framework, offers aspiring industry staff hands-on experience under the guidance of seasoned mentors in the field. Through mentorship, mentees gain insights, refine their skills, and contribute to real-world projects, laying the groundwork for their professional journey.

At its essence, the **Corporate Mentorship Framework** aligns with our vision of creating a legacy firm. This framework not only strengthens our present but also lays the foundation for a lasting impact on the architectural landscape.



INDIGENOUS COMMUNITY INVOLVEMENT

RECONCILIATION THROUGH EDUCATION

Prior to becoming an Architect, Heather Barnsley was a teacher; her first position as a High School Teacher was at Peepeekisis Cree Nation in Saskatchewan. Heather's underlying core values as an Architect and Business Owner stem back to her experiences as a teacher; one of T.i. STUDIOS' corporate missions is to promote empowerment through mentorship, knowledge, and education. This mission is fostered internally, but also exuded externally to clients and the community at large.

Starting in 2023, Heather began talks with Saskatchewan Indigenous Groups to establish an internship initiative that would bring Indigenous youth into the firm for summer work terms. It was during these discussions that Heather learned the pool of Indigenous youth with training in the Architectural field was limited. As a result of this discovery, the internship talks pivoted to a discussion surrounding the reason behind this void. "Why is the pool of Indigenous youth so limited in our Architectural industry?"

The answer: exposure.

During brainstorming sessions, it was determined that many of the youth did not realize the potential opportunities for them in the field of Architecture, Engineering, Interior Design, Project Management, and Architectural Technologies because their exposure to industry Mentors, Leaders, and Curriculum was limited. Thus, a new idea blossomed, and the talks quickly turned to creating an educational curriculum that would introduce the Architectural Industry to Saskatchewan Indigenous youth through Educational Channels. It was decided that the Curriculum would be prepared by a collective group comprised of industry professionals, educational professionals, and Indigenous Collectives.

The timeline for this new curriculum initiative is ongoing with milestones to initiate the collective team: Winter / Spring 2026; Secure funding Spring 2026; Curriculum writing / vetting / testing remainder 2026 thru 2027; curriculum roll-out Q4 2027

CORPORATE COLLABORATION

One of the founding principles of T.i. STUDIOS Architecture has always been the importance of Corporate Collaborations. This defining principle of strategic partnerships and alliances with our selected consultant teams flatten the characteristically hierarchical process surrounding project delivery. There will always be the need for one teammate to be Prime to lead the pack due to liability and process; however, at T.i. STUDIOS, we try to instill the ideology of a level playing field of mutual respect and contribution to the project success. Teammates are encouraged to contribute knowledge and experience for the greater good. Strategic alliances that are most clearly obvious in a design project are those that are maintained between the Architectural Group and the Engineering Groups. Our T.i. team fosters mutual respect and contributions between the consultant groups. It is mandated that we sink or swim together; there is no place in a design project for placing blame nor disrespect.

Another avenue of Corporate Collaboration that we are most proud is that of our relationships with other Interior Design, Drafting, and Architectural firms. Typically, within the industry, the design folks are pitted against each other rather than championed to support each other. Our view is the opposite. We are advocates of generating working relationships with other Architects, Interior Designers, and Architectural Technologies companies to promote corporate bandwidth and horsepower that can organically expand and contract based on project requirements; our resources are greater, and our reach is farther.

Our collaborative footprint allows us to successfully service our clients in jurisdictions across Canada. We can have feet on the ground within a day, or even within a few hours across most Canadian Provinces.



ADAPTIVE RE-USE

REVITALIZING THE PAST, SHAPING THE FUTURE

T.i. STUDIOS Architecture is well-versed in the Adaptive Re-use project typology. The company was conceptualized by our owner to specialize in tenant improvement architecture; thus, the corporate name: "T.i.". Our inherent understanding of T.i.'s started 17 years ago when Heather recognized that tenant architecture was vastly different than base building architecture; as such, our corporate procedures and operational structures were established within the firm from day one to meet the fast paced, multi-stakeholder typologies typical to tenant improvement projects. T.i. projects mandate a different way of thinking that push creative re-use to the forefront of project programming. Our team must maintain clear understanding of Building Codes, both past and present; Building System methods and modalities; and Alternate Solutions that fit within the project's allowable timeline and budget.

At T.i. STUDIOS Architecture, we believe in the power of adaptive re-use to breathe new life into architecture that would otherwise be left unused or forgotten. By reimagining existing structures, we expand the horizons of what these buildings can become, transforming them into vibrant, functional spaces that serve modern needs while honoring their history. Our approach emphasizes the ecological and environmental benefits of repurposing buildings, reducing the need for new construction materials and minimizing waste. Through thoughtful design, we preserve the unique character and heritage of each building, creating sustainable environments that are both innovative and respectful of their past. Adaptive re-use allows us to unlock hidden potential, crafting spaces that inspire and contribute to the long-term vitality of communities.

The practice of adaptive re-use architecture promotes the re-using of existing buildings or structures for purposes other than what they were originally designed. This architectural typology references the re-purposing of existing building conditions to give new life, rather than a methodology of demolition for the purpose of starting anew. Re-framing architectural thinking to focus on "re-use" presents an opportunity for creative and innovative design solutions that take advantage of existing structure, systems, character, and features. The concept inherently enforces responsible forward-thinking sustainability and revitalization, offering long-term ecological and environmental benefits while preserving the essence of each building's original intent.

CARBON FOOTPRINT MITIGATION

DESIGNING FOR A GREENER TOMORROW: SUSTAINABLE SOLUTIONS AT EVERY STAGE

At T.I. STUDIOS Architecture Inc., we view sustainable design as an essential part of our practice, deeply woven into the fabric of every project we undertake. Reducing the carbon footprint of the built environment is not only a design challenge—it's a commitment to future generations. Our approach to carbon footprint mitigation begins in the earliest conceptual stages and continues through construction and operation, ensuring that each project we deliver contributes positively to environmental goals.

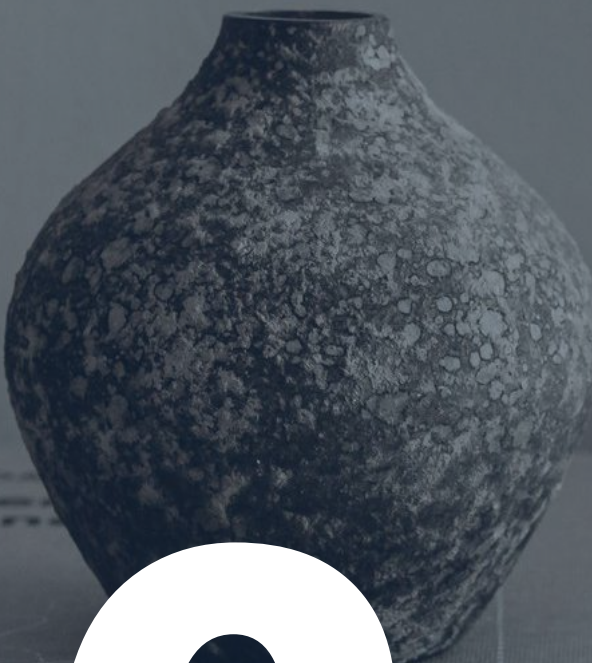
We employ a holistic strategy, focusing on energy efficiency, material conservation, and the adoption of sustainable construction practices. By integrating high-performance building systems, renewable energy sources such as solar and geothermal, and advanced insulation technologies, we reduce operational energy consumption. In addition, we prioritize sustainable materials, emphasizing those with lower embodied carbon and minimal environmental impact. Our designs also emphasize passive strategies such as natural ventilation, daylighting, and site orientation to further minimize energy use.

How do we, as the Prime Consultant, mitigate our Carbon Footprint?

We believe the answer lies in proactivity and collaboration. From day one, we engage sustainability consultants and engineers as active partners, ensuring every decision we make aligns with environmental objectives. This collaboration allows us to assess the environmental impact of design choices early and implement sustainable solutions at key project milestones. Whether it's selecting low-carbon construction materials, incorporating energy modeling to optimize building performance, or integrating renewable energy systems, our proactive approach ensures that sustainability goals are consistently met.

Moreover, we remain committed to innovation in construction methodologies, such as modular building techniques and adaptive reuse of existing structures. These methods not only minimize waste but also reduce the carbon footprint associated with new construction. In addition to focusing on the direct impact of our projects, we are also committed to driving awareness and education among our clients and partners, helping them understand the long-term benefits of sustainable design. Our ultimate goal is to create buildings that not only serve their immediate function but also leave a lasting positive impact on the environment.

PROJECT EXPERIENCE



MGBHLM - CASINO / HOTEL / CONFERENCE CENTRE
KFN - POWWOW ARBOUR - RENO & ROOF ADDITION
CALGARY CHARTER SCHOOL HUB SOCIETY
MGBHLM - DAY CARE & HEAD START FACILITY
SPEEDERS CHINOOK
FERRARI MASERATI ROLLS ROYCE ALPH ROMEO
TESLA MOTORS CANADA
I-PLACE
SETTLER'S BLOCK
BLUEBIRD SELF STORAGE SOLUTIONS
MTE EASTLAKE
KOMATSU
FAIRFIELD WATSON
COPPERWOOD FIRE RESTORATION
MICROTEL BY WYHNDAM
ZHENG SUPERMARKET
CENTRAL ALBERTA CO-OP
JACKSONPORT PLAZA LOT 10

02

MGBHLM - CASINO / HOTEL / CONFERENCE CENTRE

CONSTRUCTION COMPLETION: TBC

PROJECT LOCATION: Mosquito Grizzly Bear's Head
Lean Man First Nation, Saskatchewan

PROJECT BUDGET: TBC

TOTAL CONSTRUCTION AREA: 150,000sq .ft.

CONSTRUCTION TIMELINE: TBC

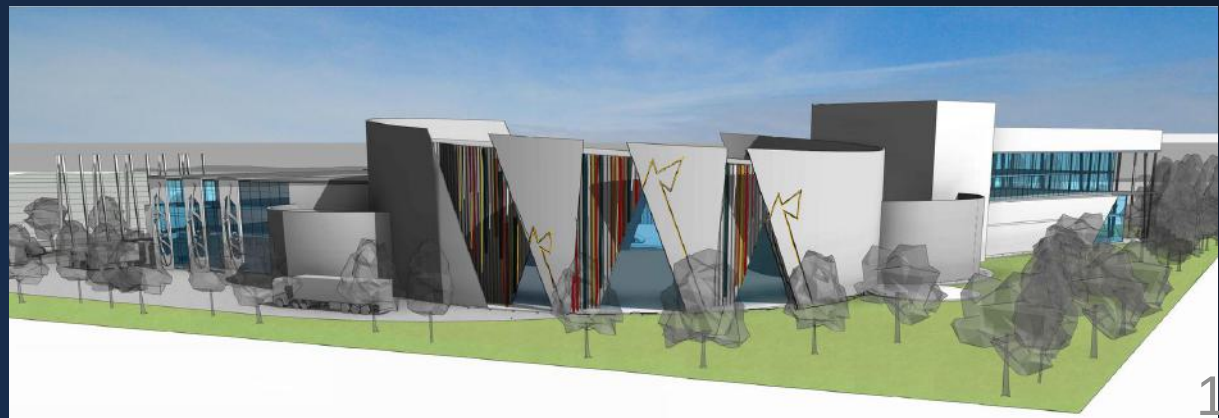
PROJECT TYPOLOGY: Base Building

ASSET CLASS: Commercial, Hotel, Convention Centre

PROJECT DESCRIPTION:

This project, designed by T.i. STUDIOS Architecture, involved the design and development of a resort-style hotel complex, aimed at providing a dynamic and luxurious experience for guests. The scope included the design of conference facilities, entertainment spaces, multiple dining options, a full-service hotel with guest rooms, amenities, and back-of-house facilities. T.i. STUDIOS focused on creating a seamless flow between the convention, hotel, and other public spaces, ensuring both aesthetic appeal and operational efficiency.

This conceptual project lays the foundation for a sophisticated, immersive space that blends opulence with functionality, poised to redefine the entertainment and hospitality landscape in the area.



KFN - POWWOW ARBOUR - RENO & ROOF ADDITION

CONSTRUCTION COMPLETION: Q2 2026

PROJECT LOCATION: Kahkewistahaw First Nation, Saskatchewan

PROJECT BUDGET: \$6M

CONSTRUCTION TIMELINE: 5 Months

PROJECT TYPOLOGY: Building Renovation & Roof Addition

ASSET CLASS: Assembly

PROJECT DESCRIPTION:

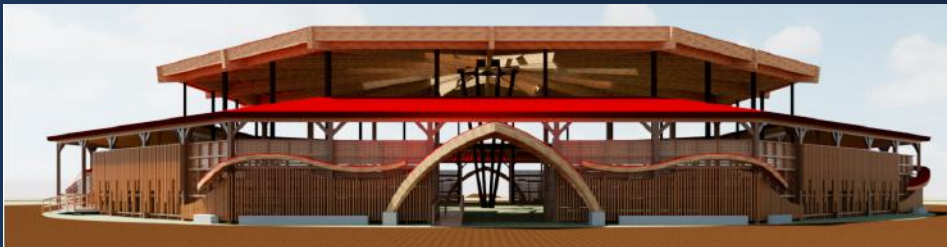
The Powwow Arbour Renovation & Roof Addition represents a transformative upgrade to Kahkewistahaw First Nation's cultural gathering space. Designed by T.i. Studios Architecture Inc., the project enhances the Nation's existing arbour with a striking new glulam roof structure that honors Indigenous tradition while integrating modern building systems and long-term durability.

The design introduces a multi-tiered roof form supported by exposed glulam columns and beams, centered around a glazed star skylight that symbolizes openness and connection to the sky. The expanded roof envelope provides full weather protection for dancers and spectators, while maintaining natural light, ventilation, and visibility to the surrounding landscape.

The result is a bold yet respectful evolution of a central community space—uniting cultural identity, sustainability, and craftsmanship in a landmark structure that will serve Kahkewistahaw generations to come.

Project by the numbers:

- Total Arbour Area: 34,776 sq.ft.
- Longest Clear Span Glulam: 89'-6"
- Star - Point to Point: 102'-0"



CCSHS BUILDING RENOVATIONS

CONSTRUCTION COMPLETION:

PHASE 1: STEMIA CCSHS Levels 1 & 2, Q3 2023

PHASE 2: STEMIA CCSHS Level 3, Q3 2024

PHASE 3: CCSHS Lower Level, Q1 2025

PROJECT LOCATIONS: Calgary, AB

PROJECT BUDGET (3 Phases): \$19.9m

TOTAL CONSTRUCTION AREA: 155,969 sq.ft.

CONSTRUCTION TIMELINE: May 2023 - August 2025

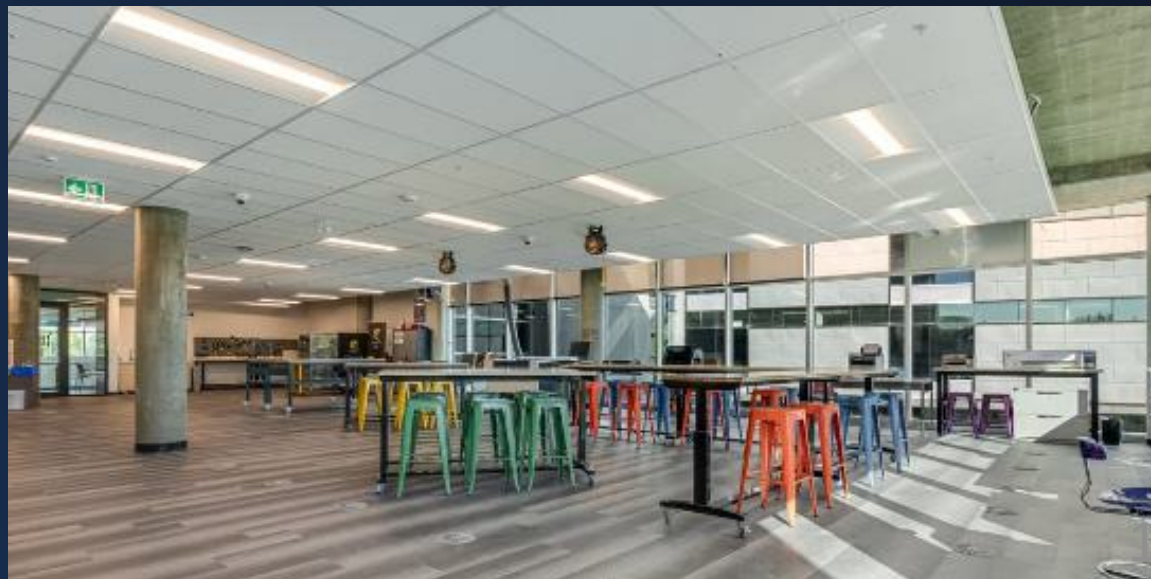
PROJECT TYPOLOGY: Adaptive Reuse

ASSET CLASS: Education

PROJECT DESCRIPTION:

STEM Innovation Academy, is an Alberta Infrastructure Project completed by T.i. Studios in 2023. It is a Calgary Charter High School that is housed in the Calgary Charter School Hub Society Campus. This facility is taking over and transforming the existing SMART Technologies Building located at 3636 Research Rd NW, Calgary, AB.

STEM Innovation Academy, will be one of three high schools that will take over two of the five floors within the building. The unique nature of the CCSHS Campus will be its formative and innovative model of adaptive re-use architecture, transforming an existing under-utilized office building into a multi-use high school building.



MGBHLM - DAY CARE & HEAD START FACILITY

CONSTRUCTION COMPLETION: Q4 2026

PROJECT LOCATION: Mosquito Grizzly Bear's Head Lean Man First Nation, Saskatchewan

PROJECT BUDGET: \$3.5M

TOTAL CONSTRUCTION AREA: 6,000sq .ft.

CONSTRUCTION TIMELINE: 8 Months

PROJECT TYPOLOGY: Base Building

ASSET CLASS: Assembly

PROJECT DESCRIPTION:

T.i. Studios Architecture Inc. lead the design and delivery of a new 6,000 sq.ft. Day Care and Head Start Education Centre for Mosquito Grizzly Bear's Head Lean Man First Nation in Cando, SK. The project replaces the aging 2,000 sq.ft. daycare through a full demolition and redevelopment of the site, providing a modern, culturally responsive early-learning environment for the community's youngest learners.

The new single-storey features six dedicated childcare rooms, flexible program spaces, secure entries, administrative areas, commercial kitchen support, barrier-free washrooms, and integrated indoor/outdoor learning zones. The architecture emphasizes natural light, durable wood-frame construction, efficient building systems, and a warm interior palette aligned with early childhood development best practices.

Site improvements include new parking and drop-off zones, expanded fenced play yards, landscaping, and complete upgrades to underground utilities and servicing. The project is designed for enhanced energy performance, improved safety and supervision sightlines, and future operational flexibility for the Nation's education department.

Once complete, the Day Care & Head Start Centre will support expanded enrollment, culturally grounded programming, and long-term community growth—representing a significant investment in MGBHLM's children, families, and early learning infrastructure.



SPEEDERS CHINOOK

CONSTRUCTION COMPLETION: Q4 2024

PROJECT LOCATION: Calgary AB

PROJECT BUDGET: Base Building Cost: \$9M, Speeders TI: \$6M

TOTAL CONSTRUCTION AREA: 56,564 sq.ft.

CONSTRUCTION TIMELINE: 15 months

PROJECT TYPOLOGY: Commercial Base building & Tenant fit out

PROJECT DESCRIPTION:

Speeders Chinook 58 is a one-of-a-kind indoor entertainment complex in Calgary, combining a variety of attractions under one roof. Our architectural and interior design team led the delivery of both the base building and tenant interior, transforming the 56,000 sq.ft. space into a dynamic, high-energy destination.

The facility features a multi-level go-kart track, arcade games, glow-in-the-dark mini golf, an immersive laser tag arena, bowling lanes, axe throwing, and several private party rooms. A fully equipped commercial kitchen and licensed bar support group events and everyday visitors alike.

The design strategy focused on creating clear sightlines and intuitive wayfinding throughout the space while layering dynamic lighting, bold finishes, and themed graphics to capture the vibrant, high-energy atmosphere synonymous with Speeders. Acoustic treatment and specialized wall assemblies were thoughtfully integrated to manage sound levels across the various entertainment zones.

From base building construction through to tenant fit-out, this project is a testament to collaborative design and construction excellence, delivering a best-in-class entertainment venue in Calgary.



FERRARI MASERATI ROLLS ROYCE ALFA ROMEO

CONSTRUCTION COMPLETION: Q3 2018

PROJECT LOCATION: Calgary, AB

PROJECT BUDGET: \$21M

TOTAL CONSTRUCTION AREA: 53,630 sq.ft.

CONSTRUCTION TIMELINE: 14 months

PROJECT TYPOLOGY: Base Building

ASSET CLASS: Car Dealership

SERVICES PROVIDED:

- Architectural Prime Consultant
- Project Management
- Construction Admin Management
- Photorealistic Renders

PROJECT DESCRIPTION:

This project involved the design and construction of a four-brand auto dealership featuring Ferrari, Maserati, Rolls Royce, and Alfa Romeo, all within a single, state-of-the-art facility. Each brand maintained its own unique Corporate Identity Standards, requiring meticulous attention to detail in terms of showroom design, branding elements, and specialty equipment integration. The facility houses four dedicated dealer showrooms, a multi-level parkade, and 28 service bays, all designed to deliver a high-end automotive experience.



TESLA MOTORS CANADA

CONSTRUCTION COMPLETION: 2020 to Present

PROJECT LOCATION: >63

(BC, AB, SK, MN, ON, QB, NS)

PROJECT BUDGET: \$1M to \$4.5M

TOTAL CONSTRUCTION AREA: 20,000 - 180,000 sq.ft

CONSTRUCTION TIMELINE: 6 to 14 months

PROJECT TYPOLOGY: Base Building

ASSET CLASS: Car Dealership

PROJECT DESCRIPTION:

The TESLA Motors Canada business model for sales, service, delivery and collision facilities is to take over existing buildings that meet their criteria for location and needs. As a major long-term tenant of the prospective building, it is imperative that sites and facilities will sustain growth demands both in size and systems.



I-PLACE PHASE 2

CONSTRUCTION COMPLETION: Under Construction

PROJECT LOCATION: Canmore, AB

PROJECT BUDGET: \$15.5M

TOTAL CONSTRUCTION AREA: 75,650 sq.ft.

CONSTRUCTION TIMELINE: 18 Months

PROJECT TYPOLOGY: Base Building

ASSET CLASS: Mixed-Use

T.i. STUDIOS CONTRACT: RAIC Doc 6

DELIVERY METHOD: Design-Build

PROJECT DESCRIPTION:

The Canmore Multi-Use Development (I-Place) is an innovative employee housing project designed to meet the growing needs of Canmore's workforce while seamlessly integrating both commercial and residential spaces. Located in the heart of Canmore, Alberta, this architectural endeavor provides an efficient and sustainable solution to housing challenges, offering a modern, vibrant environment that supports both business operations and residential living.



SETTLER'S BLOCK

CONSTRUCTION COMPLETION: Under Construction

PROJECT LOCATION: Canmore, AB

PROJECT BUDGET: \$7M

TOTAL CONSTRUCTION AREA: 5,295 sq.ft.

CONSTRUCTION TIMELINE: Q2 2024 - Q4 2025

PROJECT TYPOLOGY: Commercial & Multi Unit Residential

ASSET CLASS: Mixed-Use

T.i. STUDIOS CONTRACT: RAIC Doc 6

DELIVERY METHOD: Design-Build

PROJECT DESCRIPTION:

The Settler's Block project in Canmore, Alberta, is a three-storey mixed-use development that integrates commercial and residential spaces while respecting the design character and historical context of Canmore. This project balances modern architectural solutions with the town's established aesthetic, ensuring that the building complements the surrounding built environment.

As a project deeply integrated into Canmore's architectural heritage and landscape, Settler's Block serves as an excellent example of how modern mixed-use developments can respect and uphold the historical continuity and natural beauty of their surroundings, while also meeting contemporary demands for sustainable living and commercial opportunities.



BLUEBIRD SELF STORAGE

CONSTRUCTION COMPLETION: 2023

PROJECT LOCATION: Calgary, AB

PROJECT BUDGET: \$15M

TOTAL CONSTRUCTION AREA: 123,064 sq.ft.

CONSTRUCTION TIMELINE: 12 months

PROJECT TYPOLOGY: Base Building

ASSET CLASS: Industrial

PROJECT DESCRIPTION:

The Bluebird Storage project involved the development of a 123,064-square-foot facility designed to revolutionize self-storage with cutting-edge automation, sustainable energy use, and advanced security. Our strategic layout maximized usable interior space for storage units, while their attention to detail ensured the building's aesthetics and efficiency were harmonized.



EASTLAKE INDUSTRIAL BLDG

CONSTRUCTION COMPLETION: Q3 2025

PROJECT LOCATION: Calgary, AB

PROJECT BUDGET: \$41M

TOTAL CONSTRUCTION AREA: 361,304 sq.ft.

CONSTRUCTION TIMELINE: 18 Months

PROJECT TYPOLOGY: Base Building

ASSET CLASS: Industrial

PROJECT DESCRIPTION:

Spanning a total construction area of 361,304 square feet, the Eastlake Industrial Project will be a large-scale base building designed to accommodate the high demands of a logistics distribution centre. The construction timeline is set to an ambitious yet achievable 18 months, targeting completion by Q3 2025.



KOMATSU - CRANE FACILITY

CONSTRUCTION COMPLETION: Q2 2021

PROJECT LOCATION: Sparwood, BC

PROJECT BUDGET: \$52M

TOTAL CONSTRUCTION AREA: 91,500 sq.ft.

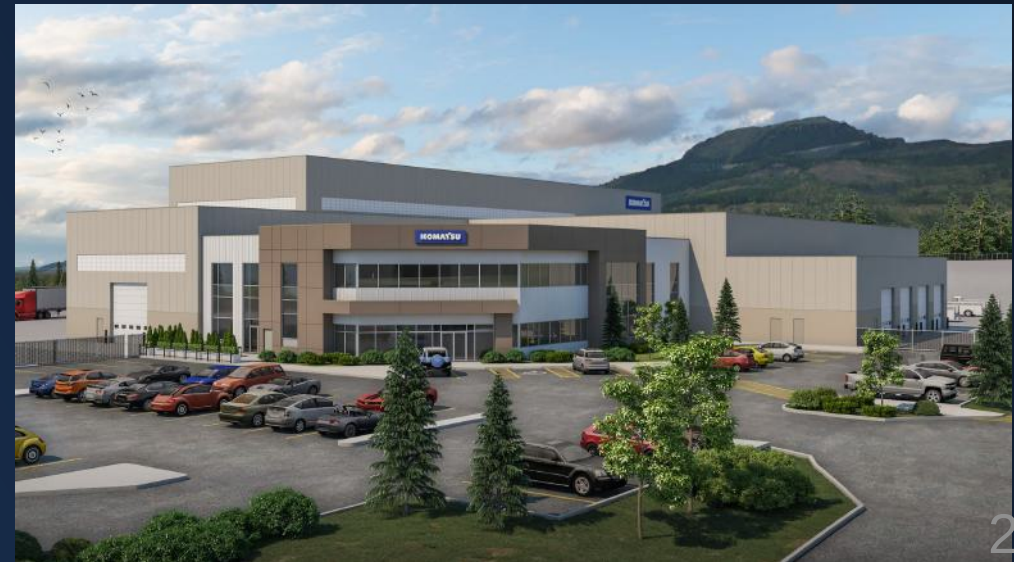
CONSTRUCTION TIMELINE: 21 months

PROJECT TYPOLOGY: Base Build

ASSET CLASS: Industrial

PROJECT DESCRIPTION:

The Komatsu Crane Facility in Sparwood, British Columbia, is a crucial part of Komatsu's operations, specializing in the maintenance, manufacturing, and servicing of heavy machinery for industries such as mining and construction. This 90,000+ sq. ft. facility is designed to operate under extreme conditions, functioning as a post-disaster facility, ensuring operational continuity in the event of a disaster.



FAIRFIELD WATSON OFFICE

CONSTRUCTION COMPLETION: Q4 2019

PROJECT LOCATION: Calgary, AB

PROJECT BUDGET: \$1.2M

TOTAL CONSTRUCTION AREA: 10,488 sq.ft.

CONSTRUCTION TIMELINE: 4 Months

PROJECT TYPOLOGY: Tenant Improvement

ASSET CLASS: Office

PROJECT DESCRIPTION:

The Fairfield Watson Project is a comprehensive tenant interior office project which included a new second floor addition. The project was the first tenant within a newly constructed base building, so the project canvas started as a vanilla shell with no system distribution, nor existing rough-ins. The success of the project is an exemplary feat of innovative minds finding the finish line in extraordinary speed while hitting financial targets.



COPPERWOOD FIRE RESTORATION

CONSTRUCTION COMPLETION: Q3 2013

PROJECT LOCATION: Calgary, AB

PROJECT BUDGET: \$12M

TOTAL CONSTRUCTION AREA: 35,000 sq.ft.

CONSTRUCTION TIMELINE: 18 Months

PROJECT TYPOLOGY: Base Building

ASSET CLASS: Condominium

PROJECT DESCRIPTION:

The 8000 Block of the Copperwood Condominium in south west Calgary is a four-story multi-family complex, which was struck by lightning in late August 2011. The lightning strike resulted in significant fire, smoke and water damage throughout the building.

After deliberating with the consultants, owners and insurance providers, it was determined that due to the mold and structural concerns, the best course of action would be to fully demolish and replace the building.

The re-constructed building features 25 unit suites ranging from 750sq.ft. to 1,250sq.ft., as well as a single story underground parkade.



MICROTEL BY WYNDHAM

CONSTRUCTION COMPLETION: In Production

PROJECT LOCATION: Port Alberni, BC

PROJECT BUDGET: \$13M

TOTAL CONSTRUCTION AREA: 25,460 sq.ft.

CONSTRUCTION TIMELINE: 14 Months

PROJECT TYPOLOGY: Base Building

ASSET CLASS: Hotel

PROJECT DESCRIPTION:

The project involves the construction of a Microtel by Wyndham hotel in Port Alberni, BC. With a project budget of \$13 million and a total construction area of 25,460 square feet, this 76-room hotel is set to offer modern, comfortable accommodations with the quality and reliability associated with the Wyndham brand.

The construction is set to be completed within a 14-month timeline, ensuring the project is delivered on time while maintaining high standards of quality and safety. The project is currently in the production phase, with significant progress being made towards its completion.



ZHENG SUPERMARKET

CONSTRUCTION COMPLETION: Q1 2025

PROJECT LOCATION: Calgary, AB

PROJECT BUDGET: \$2.1M

TOTAL CONSTRUCTION AREA: 41,612 sq.ft.

CONSTRUCTION TIMELINE: 4 Months

PROJECT TYPOLOGY: Tenant Improvement

ASSET CLASS: Grocery Store

PROJECT DESCRIPTION:

This project involved the comprehensive renovation of a 41,612-square-foot former Calgary Co-op grocery store, transforming it into a modern and functional space aligned with the client's vision. Our team provided a full scope of services, including pre-design and due diligence, schematic design, design development, permitting, bidding and negotiation, construction documents, contract administration, and post-construction services.

The renovation process was characterized by extensive collaboration with the client to ensure the design fully aligned with their expectations and vision. This included incorporating a significant amount of equipment and materials from a pre-existing grocery store in China, which required careful planning and adaptation to meet local building standards and client requirements.

Interior design services were a key component, focusing on creating a cohesive and inviting space that respects the heritage of the original store while offering a refreshed and updated look. The end result is a transformed facility that balances functionality with a modern aesthetic, successfully meeting the client's operational needs and design goals.



CENTRAL ALBERTA CO-OP

CONSTRUCTION COMPLETION: In Construction

PROJECT LOCATION: Red Deer, AB

PROJECT BUDGET: *Confidential*

TOTAL CONSTRUCTION AREA: 27,006 sq.ft.

CONSTRUCTION TIMELINE: *Confidential*

PROJECT TYPOLOGY: Tenant Improvement

ASSET CLASS: Grocery Store

PROJECT DESCRIPTION:

Federated Co-operatives Limited is a multi-faceted organization that is based upon the principal of co-operation. This unique federation provides fuel, food, home and building supplies, agricultural inputs, crop protection, and feed products to FCL members and customer.

FCL and Central Alberta CO-OP are renovating and updating the interior, exterior and parking lot of the CO-OP Deer Park Food Store facility in Red Deer, to better service and accommodate its customers. This food store will stay open and operational during the entire renovation therefore this project will require a multi-phase plan.

The Deer Park Food Store Reno Project consists of upgrading the store entrance, check-out and the front of the store office/Canada Post areas. The focus for this renovation is on the sales floor and front of store areas. Exterior upgrades will also be required due to the relocation of the store entrance. This project also includes upgrades to refrigeration.



JACKSONPORT PLAZA LOT 10

CONSTRUCTION COMPLETION: Q1 2025

PROJECT LOCATION: Calgary, AB

PROJECT BUDGET: \$6.5M

TOTAL CONSTRUCTION AREA: 35,828 sq.ft.

CONSTRUCTION TIMELINE: 14 Months

PROJECT TYPOLOGY: Base Building

ASSET CLASS: Commercial

PROJECT DESCRIPTION:

The Plaza, located in the northeast of Calgary, Alberta, just off Country Hills Boulevard, is a commercial development featuring three single-story buildings designed to accommodate various business needs:

Building A: 11,058 sq. ft., designed for Group D, A2, and E spaces, containing 8 units.

Building B: 10,329 sq. ft., designed for restaurant uses, containing 4 units.

Building C: 14,440 sq. ft., designed for assembly, retail, and office uses in Group D, containing 10 units.

The site is zoned for industrial commercial use, supporting diverse functions such as financial institutions, medical clinics, offices, licensed small restaurants, retail services, specialty food stores, and take-out food services. Each unit features storefront windows at the main entrance, reflecting a modern architectural style. The three buildings are being developed concurrently, with an expedited permitting and construction schedule. Parking is conveniently located in front of each building, with demising walls between units designed to a 1-hour fire resistance rating. The base buildings are delivered ready for tenants to customize their interiors according to their business requirements. Parking and landscaped areas are strategically positioned between the buildings to optimize accessibility and enhance the overall aesthetics of the development.



WHAT IS OUR ADVANTAGE?

*WHY CHOOSE T.I. STUDIOS?
PROJECT METHODOLOGY
PROJECT WORKPLAN
DESIGN QUALITY MANAGEMENT
AWARDS*

03

WHY CHOOSE T.I. STUDIOS?

Small Firm / Direct Access to Professionals of Record:

As a small firm, we offer a something that most larger firms do not, direct access to our Principal Architect. This access ensures that all of our stakeholders have consistent communication with the key professional driving the project. This direct contact fosters a collaborative environment, enabling our team to swiftly address concerns and make informed decisions. Our competitive advantage lies in our specialized focus on commercial and industrial projects, which are backed by our robust project-management approach that prioritizes schedules and budgets.

Disciplined Proficiency:

Additionally, our team prides ourselves on is our commitment to discipline's proficiency in building codes, bylaws, design innovation, and construction methodologies. This commitment ensures that we deliver innovative, compliant, and sustainable solutions that are tailored to the specific needs of your project.

Purpose-Led Education:

Furthermore, as we have noted, one of our key tenants and corporate values is purpose-led education. This means that, unlike many architectural firms, we are not gatekeepers. Our team encourages the sharing of knowledge and information amongst all stakeholders because our firm is grounded in principles of teaching and learning.

Diversity Mandates:

Lastly, our diversity-driven mandates, and respectful team work further enhances our ability to create projects that meet the highest standard of functionality and design.

***DIRECT
ACCESS TO
PRINCIPAL
ARCHITECT***

***INTEGRATED
CORPORATE
VALUES***

***PROFICIENCY
IN THE
BUILDING
CODE***

***PURPOSE-
LED
EDUCATION***

PROJECT METHODOLOGY

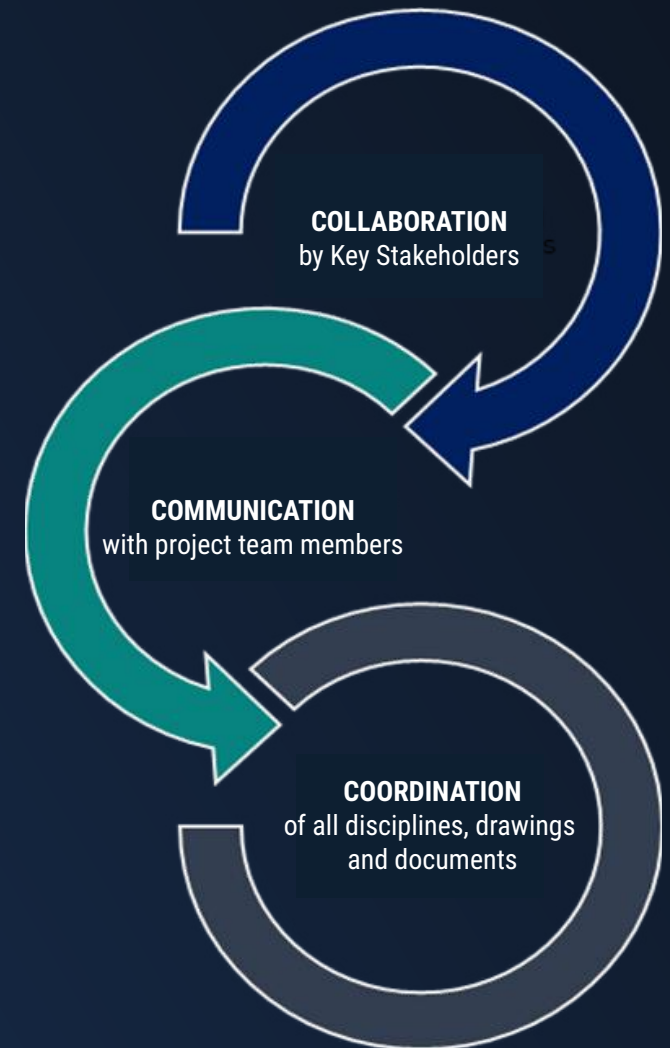
T.i. STUDIOS Architecture has a comprehensive understanding of the needs of each project and the required scope of services. The intricacies of our projects involve effective collaboration between Prime Consultant, Owner, Development Manager, Construction Manager, Subconsultants, and other key stakeholders.

The construction industry has changed dramatically following the Covid-19 pandemic. As such, our team recognizes the demands of the supply chain and how these stresses can devastate a project schedule. One strategy our team has implemented is to design building systems around the specifications of available equipment. For example. During project due diligence our engineers will work with the construction team to secure HVAC and electrical equipment. It will be these equipment specifications to which the engineers will adhere while working through design development.

Another strategy fostered by our team and translated into our project process is client education; we recognize that many clients are not familiar with reading construction documents and drawings. As well, the vocabulary of the industry may be new to project stakeholders. Therefore, it is very common for project timelines and budgets to creep simply due to misunderstanding of information. The unfortunate result is rework and scope modifications. To mitigate the knowledge gap, our consultants promote an environment that asks questions, client education, and patience. Keeping the entire team on the same page from expectations to execution helps to eliminate re-work.

Our project methodology in relation to managing design and coordination risk relies heavily on ACCOUNTABILITY, both by the consultant team and the client. At project start-up our project management approach mandates project OAC meetings at regular intervals. These meetings review designs, budgets, timelines, immediate milestones, permits, construction challenges, and red flag items. Representation by all disciplines is required and agenda items are tackled in a succinct manner to avoid the monotony of long, drawn-out, ineffective marathon meetings.

T.i. STUDIOS has built our reputation on fast-tracked projects. In Alberta, we have a limited window to get in the ground before winter; furthermore, heating and hoarding through the winter months is cost prohibitive. For example, our \$52M Komatsu project was designed and issued for construction in 6 months. We are up for the challenge!



PROJECT WORKPLAN



Throughout the workflow, effective communication and collaboration among the project team members, including the client, architects, engineers, contractors, and subcontractors, are essential to ensure a successful outcome. Additionally, flexibility and adaptability are key as adjustments may need to be made based on changing project requirements or unforeseen challenges encountered during the process.

DESIGN QUALITY MANAGEMENT

Some of the hardest lessons learned in an Architectural Firm are those that promote the best practices. Our Design Quality Management Procedures were born from our early days. "You will never make that mistake again" was a common chime in our firm's infancy; we had to learn from the hard knocks and project missteps in order to create valid, pragmatic Quality Management Procedures. We have promoted honest conversations within the office as a means to instill a safe place for employees to speak with senior staff when things may have not gone as expected.

Drawing Readiness and Contract Administration Proficiency are the two biggest contributors to our current Quality Management strategies at T.i. STUDIOS. We have implemented procedure to help avoid negative circumstances; our Quality Management Procedures are all based in transparent teamwork that cuts off potential diversions to success.

Multilevel Project Review:

Due Diligence Procedures and Site Review: all projects, big or small go through the gauntlet of due diligence and as-built site review procedures. Things that are reviewed: Land Use Bylaw, Building Codes, Zoning, as-built conditions, use allowances, classifications, client expectations, and timelines. This is the most critical step to a successful project. The teams that complete this step are the same teams that will take the project through to completion.

Design intent and client wish list review: drawings are review by the designers and project managers to ensure that the client's wish list items were included in the documents.

Drawing Quality Control: on every project, big or small we have a Drawing Quality Control review that includes peer drawing review and peer editing.

Architectural Oversight: All projects make their way to our Architectural Review board which are bi-weekly meetings of the Architect and Intern Architects who review all projects for compliance, completeness, and accuracy.

Continuity:

Our projects have teammates assigned to take them start to finish. Projects include Architect, Interior Designer (if applicable), Project Lead / Project Manager, and Technologists. The people who start the project, finish the project.

Collaboration Work Groups:

T.i. Studios has four collaboration workgroups that meet each week. These groups are places for safe discussions, mentorship, and lessons learned. As well, the collaboration groups are places to ask for help and comradery. Collaboration Groups: Architecture Group, Interior Design Group, Production Groups, Project Leads.

AWARDS

BUILD ARCHITECTURE AWARDS

Winner, T.i. STUDIOS Architecture Inc.

*Canada, Best Commercial Industrial
Architecture Firm 2021*

*Canada, Best Completed Heavy Industrial
Building 2021*

Komatsu Mining Corp.

CONSTRUCTION CANADA

Winner, Heather Barnsley, Architect

*2019 Emerging Leader Award
Leadership Calgary*

NAIOP CALGARY REX AWARDS

Nominated, 2017

*Industrial Development of the Year
Trueman Distribution Centre*

Nominated, 2018

*Industrial Development of the Year
S.A.I.T Crane and Hoist Facility*

CREW CALGARY AWARDS & GALA

Nominated, 2023

Innovation Award

STEM Adaptive Re-use (ARTC)





T| STUDIOS ARCHITECTURE

CALGARY

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